

**The City of Springfield, Ohio  
City Commission Public Hearing Minutes  
Tuesday, June 22, 2021 – 6:50 p.m.  
City Hall Forum**

---

**136-21 Amending the Zoning Map of Springfield, Ohio by rezoning 0.34 acre at 1106-1112 & 1116 South Limestone Street, Springfield, Ohio from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District.**

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on May 18, 2021.

On motion of Dr. Estrop, seconded by Mr. O'Neill, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

~~~~~

June 22, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the rezoning of 0.34 acre at 1106-1112 & 1116 South Limestone Street, Springfield, Ohio from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of such legal notice published on May 18, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

Attached Legal Ad

**NOTICE OF PUBLIC HEARING  
PROPOSED REZONING**

Notice is hereby given that a public hearing will be held on Tuesday, June 22, 2021, at 6:50 P.M. (local time), in the City Commission Forum, to consider the proposed change in zoning for 0.34 acre located at 1106-1112 and 1116 South Limestone Street (being Parcel Nos. 3400700034416002 and 3400700034416003) from RM-12, Low-Density, Multi-Family Residence District to CN-2, Neighborhood Commercial District. Details can be found on the City's website, [www.springfieldohio.gov](http://www.springfieldohio.gov) or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE  
CLERK OF THE CITY COMMISSION  
5/18/2021

~~~~~

Mr. Copeland then called upon Community Development Deputy Director Thompson for a staff report. He reported as follows:

**GENERAL INFORMATION**

On April 13, 2021, Wynette Carter-Smith, 1116 South Limestone Street, Springfield, Ohio 45505, filed an application on behalf of property owner Joshne Inc, 1116 South Limestone Street, Springfield, Ohio 45505, to rezone said property from RM-12, Low-Density, Multi-Family Residence District to a CN-2, Neighborhood Commercial District. The existing salon use is a legal nonconforming use. Rezoning will make the salon a conforming use and allow the owner to expand the business in the future. The site size is 0.34 acre. The applicable regulations are found in Chapter 1174 of the Codified Ordinances, titled Amendments. The surrounding zoning and land uses are:

North: Residential, zoned RM-12, Low-Density, Multi-Family Residence District  
East: Residential, zoned RS-8, Medium-Density, Single-Family Residence District  
South: Residential, zoned RM-12, Low-Density, Multi-Family Residence District  
West: Residential, zoned RM-12, Low-Density, Multi-Family Residence District

## **ANALYSIS**

### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as "Traditional Neighborhood, High Intensity." The purpose of this district is to provide for the development of pedestrian-oriented uses that serve the small-scale retail, service, office, and entertainment needs of one or more fully developed residential neighborhoods.

CN-2 allows for the following uses:

### **Principal Uses:**

- (a) Financial institution.
- (b) Grocery store, including specialty foods such as bakery and delicatessen goods (limited to maximum of 5,000 SF per store).
- (c) Personal service establishment. (Ord. 14-113. Passed 5-13-14.)
- (d) U.S. postal station.
- (e) Videotape rental store.
- (f) Copy service establishment.
- (g) Meeting Hall.
- (h) Optical, prosthetics, medical and dental supply store, limited to retail sales.
- (i) Pharmacy limited to the retail sale of drugs and pharmaceutical products (limited to maximum of 5,000 SF per store).
- (j) Museum and art gallery.
- (k) Office use allowed in the CO-1 District.
- (l) Retail establishment (including a restaurant, does not include a drive-in restaurant), except those uses listed as conditional uses (limited to maximum of 5,000 SF per business).

### **Provisional Uses:**

- (a) Dwelling located above the ground floor of another principal use allowed in this district, provided the density shall not exceed one (1) dwelling unit per 1,000 square feet of lot area for mixed-use buildings and 1,800 square feet for residential use buildings.
- (b) Duplex, subject to the dimensional requirements of the RM-12 district and provided the minimum lot area shall be 5,000 square feet and the minimum lot area per unit shall be 2,000 square feet.
- (c) Dwelling, single-family detached, subject to the dimensional requirements of the RS-8 district.
- (d) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135 and the dimensional requirements of the RM-12 district and provided the minimum lot area per unit shall be 1,800 square feet.
- (e) Religious institution subject to the requirements of Chapter 1135.

### **Conditional Uses:**

- (a) Day-care center.
- (b) Public utility and public use, subject to the requirements of Chapter 1135.
- (c) Emergency housing, provided the minimum lot area shall be at least 300 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (d) Laundromat.
- (e) Laundry and dry cleaning pick-up and delivery services establishment.
- (f) School, specialized or general private instruction.
- (g) Commercial recreational use.
- (h) Theater (limited to maximum of 5,000 SF total theater space per building).
- (i) Club
- (j) Building construction and assembly.
- (k) Communication station, center, and studio (not including a tower).
- (l) Manufacture, compounding, processing, treatment assembling of articles or components from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather (except a tannery), metal, paper, plastics, precious or semi-precious metals or stones, rubber, shells, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills), and yarns.
- (m) Wholesale trade and warehouse establishment.
- (n) Retail establishment in excess of 5,000 square feet (including a restaurant, does not include a drive-in restaurant).
- (o) Manufacture, processing and packaging of food and kindred products except grain milling and processing, stockyards and slaughter houses.
- (p) Dwelling located on the ground floor of another principle use, provided the density shall not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (q) Hotel.
- (r) Parking, non-accessory. All parking must be screening using urban screening. Urban screening shall consist of a natural stone or brick material and iron or similar material. Urban screening shall consist of a minimum of 10 percent opacity by including, at a minimum, one masonry post once every 10 feet. The materials for screening and their placement shall comply with the requirements of Subsection 1156.01 and 1161.02(h).
- (s) Community center, subject to requirements of Chapter 1135.

### **Surrounding Land Use:**

Permitted uses in CN-2 are compatible with the surrounding land uses along the South Limestone Street corridor.

### **Thoroughfare Plan:**

South Limestone Street is classified as a Primary Arterial street.

### **Staff Comments:**

City Manager's Office:

No objections

City Service Department:	No objections
City Police Department:	No objections
City Fire Department:	No objections
City Building Inspections Division:	No objections – building inspections will address any issue during permit process
Planning/Zoning Division:	No objections

**RECOMMENDATION:**

City staff recommended approval and the City Planning unanimously recommended approval of the request to rezone 1106-1112 and 1116 South Limestone Street.

**COMMENTS**

Mr. Copeland asked if there were comments from the Commission.

Mr. O'Neill asked if all three parcels have curb cuts. Mr. Thompson noted the salon's parcel has a curb cut in the alley and is the only one for the two properties on Limestone Street.

Mrs. Chilton asked if there were any objections. Mr. Thompson stated there were none. Mrs. Chilton also asked about the property having been previously zoned as commercial. Mr. Thompson explained the salon was zoned commercially until 2001 when the area was rezoned for residential use.

Ms. Sunna Bass, owner of Joshne Inc., 1116 South Limestone Street, stated she has operated the salon at this location for 30 years and was unaware the zoning had been changed during that time.

Mr. Copeland asked Ms. Bass of her plans for the property, and she stated they operated a food truck in the parking lot area when salons were shut down during the pandemic. They found out the property was no longer zoned for commercial business and could not operate the food truck at that location. Mr. Copeland explained that several properties were rezoned during that time as a result of a city-wide study.


Mrs. Chilton thanked Ms. Bass for doing the right thing in rezoning the property. City Manager Heck also complimented the recent landscaping and exterior work done at the property.

~ ~ ~ ~ ~

There being no further business, on motion of Mr. O'Neill, seconded by Mr. Rue, the public hearing adjourned at 7:16 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION